

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS COMMITTEE
OCTOBER 14, 2015**

PRESENT: Ellen J. Hurley, Braddock District
Earl L. Flanagan, Mount Vernon District
John Litzenberger, Sully District
James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Kenneth A. Lawrence, Providence District
Peter F. Murphy, Springfield District

OTHERS: John Ulfelder, Dranesville District
Frank A. de la Fe, Hunter Mill District
James T. Migliaccio, Lee District
Julie Strandlie, Mason District
Janyce Hedetniemi, Commissioner At-Large
Jill Cooper, Executive Director, Planning Commission Office
Jeanette Nord, Deputy Clerk to the Planning Commission

ATTACHMENT:

- A. Proposed Zoning Ordinance Amendment (Articles 4 and 20 Regarding Alternative Lending Institutions)

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In the absence of Committee Chairman Peter F. Murphy, Commissioner James R. Hart called the meeting to order at 7:00 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

Andrew Hushour, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), provided a detailed briefing on the proposed Plan Amendment, explaining the background on alternative lending institutions and the current provisions for them in the Comprehensive Plan. He explained the similarities and differences between them and financial institutions, the most prominent being that the short-term loans obtained by the borrowers at alternative lending institutions were secured with the titles to their vehicles.

Leslie Johnson, Director, ZAD, DPZ, pointed out that should the proposed amendment be adopted, most of the existing alternative lenders' sites would become non-conforming uses and would be able to continue business operations, provided they operated lawfully and did not expand in any manner. She also noted that upon adoption of this amendment, if any one of the existing non-conforming uses were to leave and no other alternative lending institution took its place within two years, that property could no longer be considered for that type of use again.

Discussion continued among Committee members, staff, and Elizabeth Teare, Fairfax County Attorney for Land Use and Environmental Law, Office of the Fairfax County Attorney, regarding regulating these institutions and locating them specifically where they would be beneficial to the community.

Committee members also made the following suggestions:

- Be careful not to put so many restrictions on the use that we instead ensure that the existing legal non-conforming uses remain in the county in perpetuity;
- Allow the hours to go to at least 6:00 p.m. so that those who used the service, regardless of the risk, could have access to it after work hours; and

Committee members also requested that staff prepare a statement for Commissioners to explain the restrictions to citizens.

Commissioner Hart requested that Committee members submit questions to Ms. Teare prior to the Wednesday, October 21, 2015, Planning Commission public hearing on the amendment.

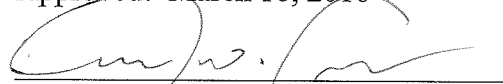
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The meeting was adjourned at 8:07 p.m.
Peter F. Murphy, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved: March 10, 2016



John W. Cooper, Clerk to the
Fairfax County Planning Commission